

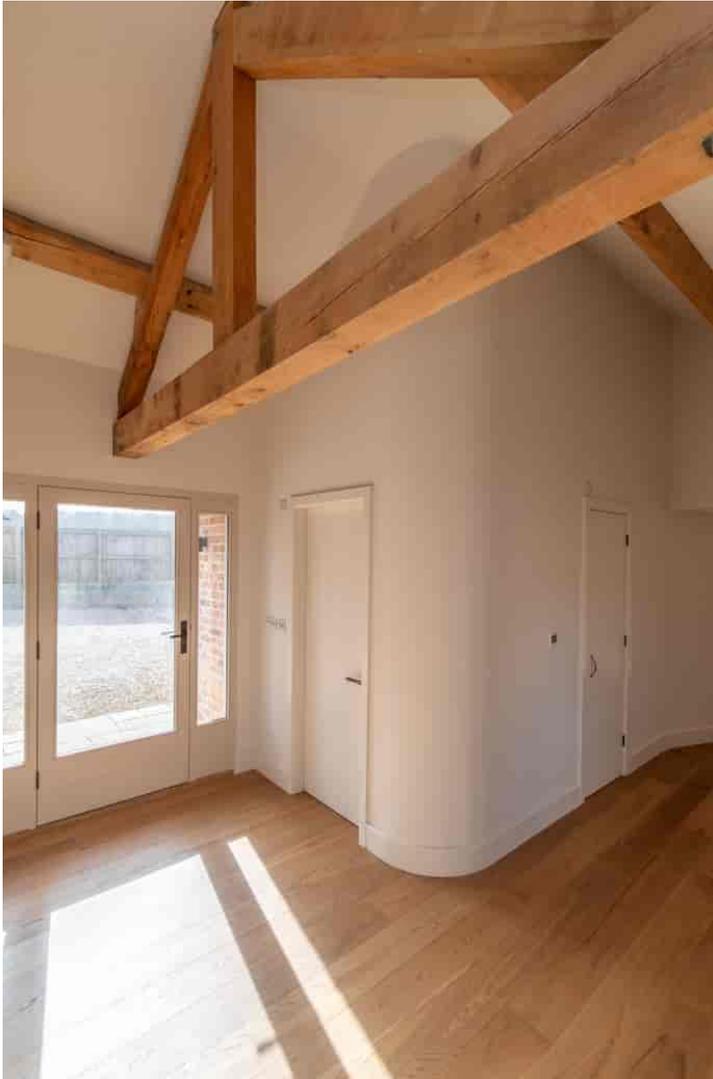


The Courtyard Barn, Melton Constable
Guide Price £795,000



The Courtyard Barn

2 Green Farm Barns, Hindolveston Road,
Melton Constable, Norfolk, NR24 2NF



A superb barn conversion of character and style offering exceptional accommodation together with garden, courtyard, car port and driveway parking all in lovely rural setting.

DESCRIPTION

Forming part of a prestigious barn conversion project comprising four dwellings, The Courtyard Barn occupies an enviable location between Melton Constable and Hindolveston with lovely views over Melton Hall deer park and offers generous, high specification accommodation of character making it ideal as a principal private residence or personal holiday home.

An L-shaped reception hall affords access to two distinct ground floor accommodation wings, one being two guest bedrooms and luxury bathroom with "Lusso" sanitary ware, the other forming the spacious sitting room, inner hall with staircase to the first floor and stunning farmhouse kitchen/dining room with a "deVOL" fitted kitchen and access to the private courtyard. The first floor comprises two double bedrooms, both with luxury "Lusso" en-suite facilities.

The Courtyard Barn is approached via double automatic gates with private gravel covered driveway, providing additional parking, leading to a double cart shed. Behind the cart shed is an enclosed rear garden with southerly aspect and the property also enjoys a private walled courtyard accessed from the reception hall and kitchen/dining room. In addition there is a plant room with external access.

GROUND FLOOR

The Courtyard Barn offers very flexible accommodation and the ground floor constitutes two distinct areas, both accessed off the reception hall, which also has a cloakroom. One area forms two guest or family bedrooms which share a luxury bathroom. The other area makes up the main living accommodation with spacious living room, including feature fireplace, inner hall with staircase to first floor and stunning farmhouse kitchen/dining room with access to the private courtyard.



what3words: ///windmill.data.waters

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

Off the first floor landing are two double bedrooms, both with en-suite facilities. Bedroom one has a Velux roofline window with stunning views over Melton Hall deer park and an en-suite shower room. Bedroom two has an aspect over the private courtyard and an en-suite bathroom.

OUTSIDE

Vehicular access is by way of automatically controlled double gates which lead to a private, gravel covered driveway providing additional parking and double cart shed. There is a pleasant, secluded lawned area with southerly aspect behind the cart shed. A plant room is accessed via a door adjacent to the main entrance door.

In addition there is a private walled courtyard ideal for al fresco dining which can be accessed via the kitchen/dining room or reception hall.

SERVICES AND EPC RATING

Mains electricity, private bore hole water supply and communal private drainage (shared with barns 1-3). LPG-fired underfloor central heating. Full fibre broadband to the property available. EPC Rating Band D.

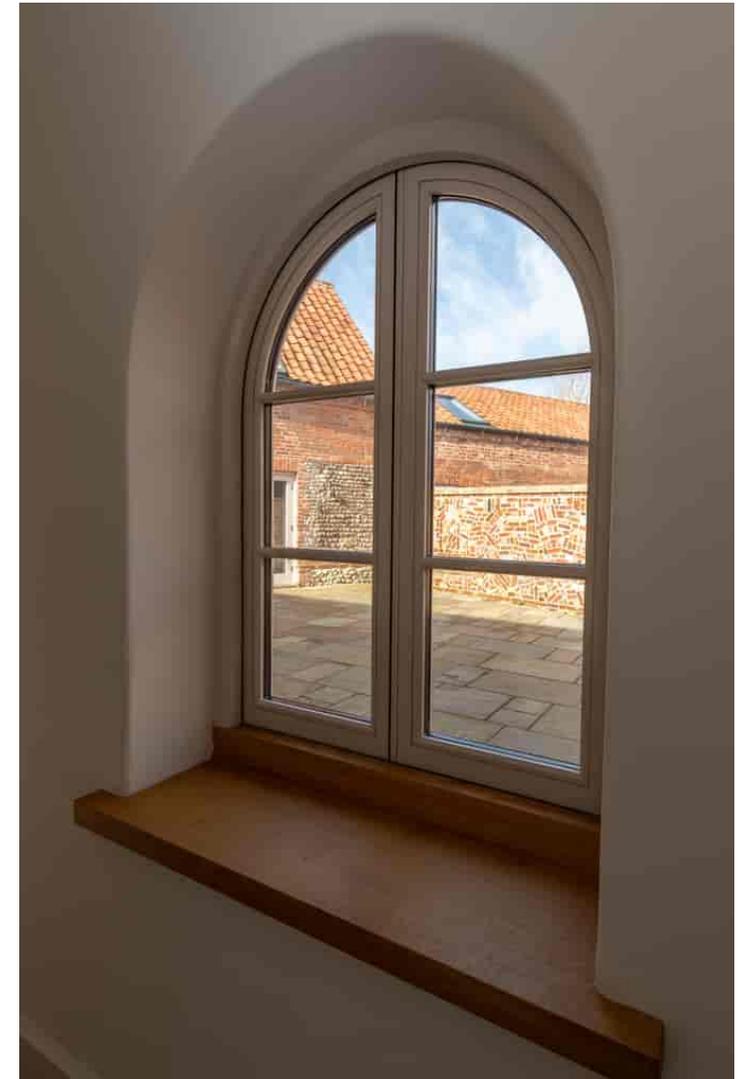
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band F.

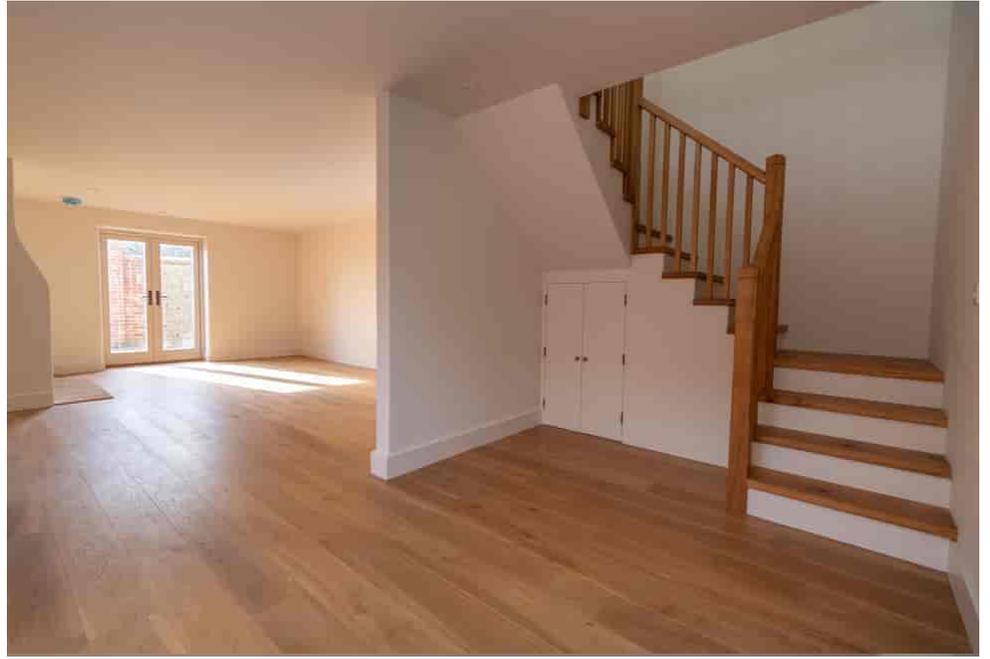
TENURE

This property is for sale Freehold.

The Courtyard Barn

2 Green Farm Barns, Hindolveston Road,
Melton Constable, Norfolk, NR24 2NF







SITUATION

Melton Constable is a well-served and historic North Norfolk village, best known for its distinctive former railway works and strong sense of community. The village offers a good range of local amenities including shops, public houses, primary school, village hall, church and medical facilities, making it a popular choice for families and those seeking a village with everyday conveniences.

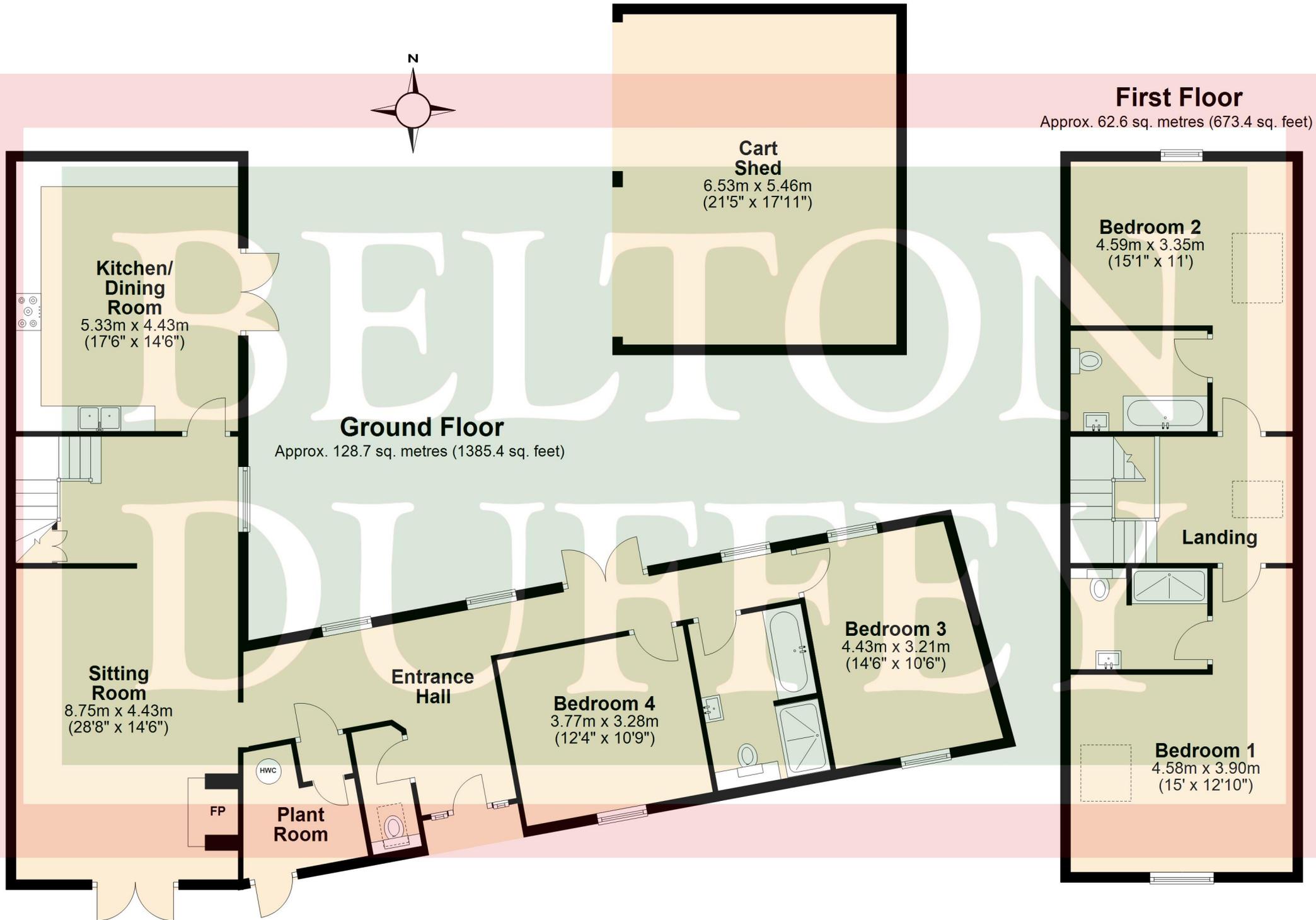
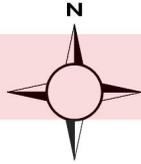
Surrounded by attractive countryside, Melton Constable provides excellent access to walking and cycling routes, while being conveniently positioned for the North Norfolk coast. The beaches and coastal paths at Wells-next-the-Sea, Blakeney and Cley-next-the-Sea are within easy reach, as are the nearby market towns of Holt and Fakenham, which offer a wider range of independent shops, cafés and leisure facilities.

With its combination of local amenities, community atmosphere and excellent access to both countryside and coast, Melton Constable remains a desirable and practical location in North Norfolk.











IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





King's Lynn
T: 01553 770055
E: info@beltonduffey.com

Fakenham
T: 01328 855899
E: fakenham@beltonduffey.com

Wells-next-the-Sea
T: 01328 710666
E: wells@beltonduffey.com



beltonduffey.com